

64-1-20

DEED OF DISTRIBUTION

57-63

001166

SHERMAN SAPERSTEIN of Waterville, County of Kennebec and State of Maine, duly appointed and acting personal representative of the Estate of Rose Saperstein, whose will was duly admitted to Probate in the Probate Court for Kennebec County, Maine, by power conferred by law, and every other power in distribution of the Estate, grants to EDWARD SAPERSTEIN, of said Waterville, for his life, the following described premises and assets situated in Waterville, County of Kennebec and State of Maine.

1. An undivided one half interest in and to a certain lot or parcel of land situated in said ~~Waterville~~, on the westerly side of Main Street, extending seventy (70) feet on said Main Street and extending one hundred fifty (150) feet westerly along the northerly line of a proposed street to run in a westerly direction from said Main Street and just southerly of the lot hereby conveyed. Meaning and intending to hereby convey a strip of land seventy (70) feet by one hundred fifty (150) feet in size, and with an angle in the westerly end of the lot. This conveyance, however, is subject to the following restrictions to which the grantee in accepting this conveyance agrees, viz: No dwellings are to be erected on said lot to cost less than four thousand (\$4,000.) dollars, and no buildings are to be erected except dwellings and private stables and garages to be used in connection therewith; and no building is to be erected within twenty (20) feet of the sidewalk, door steps, piazzas and bay windows excepted.

Being the same premises described in a Warranty Deed of Lena Rosenthal to Rose G. Saperstein, dated June 25, 1948 and recorded in Kennebec County Registry of Deeds in Book 880, Page 16, said premises includes without limitation the residence of said Rose G. Saperstein.

2. All of the furniture, furnishings and contents of said residence for his life.

The grantee by this conveyance and pursuant to the terms of said will shall have the right, during his life time, to use whatever he may need of said property for his health, support and maintenance in his accustomed way of living, with full power, during his lifetime, to sell, convey and dispose of such property in fee simple upon such terms and conditions as he may determine in his absolute discretion.

In the event said interest in the real estate is sold by the grantee, the proceeds shall be kept by him in a single fund separate from other property held by him, and he may invest and reinvest the proceeds in his absolute discretion.

The grantee shall be entitled to possession of all property in which he holds a Life Estate and shall not be required to furnish security for any of it. He shall not be liable for the loss or destruction of any of said property nor for any loss due to investments by him.

Upon the death of Edward Saperstein, the life tenant herein, the property in which he holds a life interest shall be disposed of as follows:

1. The undivided one half interest in the above-described real estate (which includes the residence of Rose G. Saperstein, now deceased) shall pass to her daughter Audrey Shapiro.

57-63

In the event said real estate has been sold during the lifetime of Edward Saperstein, then the balance of the proceeds traceable to such sale shall pass to Audrey Shapiro.

2. The furniture, furnishings and contents of said residence shall be divided equally between Audrey Shapiro and Sherman Saperstein, the children of Rose G. Saperstein.

In the event that said furniture, furnishings and contents have been sold during the lifetime of Edward Saperstein, then the balance of the proceeds traceable to such sale shall be divided equally between Audrey Shapiro and Sherman Saperstein.

IN WITNESS WHEREOF, the said Sherman Saperstein in his capacity as Personal Representative of the Estate of Rose G. Saperstein, has set his hand this 19 day of December, 1989.

Martha E. Green
Witness

Sherman Saperstein
Sherman Saperstein
Personal Representative of the
Estate of Rose G. Saperstein

STATE OF MAINE

Androscoggin, SS.

December 19, 1989

Personally appeared the above-named Sherman Saperstein and acknowledge the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Martha E. Green
Notary Public/Attorney at Law
Martha E. Green

RECEIVED KENNEDY SS.

1990 JAN 19 AM 9:00

ATTEST: James R. [illegible]
REGISTER OF DEEDS